

Cumbrian Properties

3 Caldbeck Road, Carlisle



Price Region £135,000

EPC-D

Semi-detached bungalow | Garage & driveway
2 receptions | 2 bedrooms | 1 bathroom
Low maintenance gardens | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 3 CALDBECK ROAD, OFF WIGTON ROAD, CARLISLE

Situated on a generous corner plot, this two bedroom, two reception room semi-detached property offers generous low maintenance gardens, off-street parking and garage. Double glazed and gas central heated, the property comprises entrance hall, lounge with gas fire, modern kitchen leading through to the dining room and rear porch. Two bedrooms with fitted storage to the master and a spacious four piece bathroom with a separate dressing area. Externally, the front of the property has low maintenance gardens with raised flowerbeds, off-street parking for one vehicle and a single garage with power supply. To the rear of the property is a patio style garden. Located within easy walking distance of local shops and on regular bus routes to the city centre, the property would suit those looking for single storey low maintenance living and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into the entrance hall.

ENTRANCE HALL Double glazed window to the rear, combi-boiler, radiator and door to the lounge.

LOUNGE (14'8 x 12'6 max) Two double glazed windows to the front, gas fire, radiator and doors to the kitchen and inner hallway.



LOUNGE

KITCHEN (12'4 x 6') Kitchen incorporating space for freestanding cooker, plumbing and space for washing machine, porcelain sink unit with mixer tap, wood effect work surfaces and tiled splashbacks. Double glazed window to the rear, tile effect flooring and opening into the dining room.



3/ 3 CALDBECK ROAD, OFF WIGTON ROAD, CARLISLE

DINING ROOM (9' x 8'3) Double glazed window to the rear, radiator, coving to the ceiling, wood panelled walls and UPVC door to the rear porch.



DINING ROOM

REAR PORCH Double glazed windows and Perspex roof and UPVC door to the rear garden.

REAR HALL Doors to both bedroom and bathroom and access to the loft.

BEDROOM 1 (11'6 max x 11'6 max) Built-in wardrobes, double glazed window to the front, radiator and coving.



BEDROOM 1

BEDROOM 2 (9'6 x 9') Double glazed window to the rear, radiator, coving and ceiling rose.



4/ 3 CALDBECK ROAD, OFF WIGTON ROAD, CARLISLE

BATHROOM (9' x 7'6) Four piece suite comprising walk-in shower cubicle, corner bath, wash hand basin and WC. Frosted glazed window, radiator, tiled splashbacks, coving and separate dressing area with built-in storage units.



BATHROOM

OUTSIDE To the front of the property is a low maintenance garden with raised flower beds, shillied seating area and driveway parking for one vehicle leading to the garage and gate providing pedestrian access to the rear of the property. To the rear, is a patio and decked seating area with floral borders and access into the garage.

GARAGE (18'7 x 8'4) Power, lighting and water supply.



5/ 3 CALDBECK ROAD, OFF WIGTON ROAD, CARLISLE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band A.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

